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Current Line of Work:

Appraiser III - Commercial/Industrial Appraiser with the Alameda County Assessor's Office.

I gather and analyze sales, income/expense and cost data concerning commercial and industrial properties. I have extensive experience appraising large scale multi-million dollar projects.

I investigate economic factors associated with the property type being analyzed. I interact with governmental agencies for the purpose of obtaining, expanding or clarifying information required for valuation or analysis of commercial and industrial properties for ad valorem tax purposes.

I verify data accumulated by interviewing real estate brokers and appraisers, property owners, managers and tenants. I write narrative reports concerning commercial and industrial properties under assessment appeal, testify and/or present appraisal reports before the Assessment Appeals Board. I establish a taxable value for new construction and/or alterations for commercial and industrial properties.

I perform on-site inspection of commercial and industrial property being valued and review other comparable properties and data as necessary for valuation. I reconcile the property values of commercial and industrial properties, taking into consideration the three appraisal approaches (cost, market and income) and select the most reliable indicator of value.

I explain appraisal methods and value determinations to taxpayers, and as needed, answer general questions from the public and other governmental agencies pertaining to property assessment and related issues.

1) Please give a brief summary of your background and qualifications for the Office of County Assessor.

I am a lifelong Alameda County resident who graduated from American High School in Fremont and obtained a Bachelor of Science degree in business administration with an emphasis in finance from California State University, Chico. I married my high school sweetheart, and we have two children together. I am an active volunteer within my community. I have served 23 years with the Alameda County Assessor's Office. I have a Certified General Appraisal License with the Bureau of Real Estate Appraisers from State of California and a State Board of Equalization Advanced Certified Property Tax Appraiser Certificate.

2) Where will you get (have you already received) the money to run your campaign? Describe sources of financial contributions for your campaign that you would refuse to accept (if any).

As well as using my own resources to help finance my campaign, I also will focus on individual contributions. Although I believe that no voter should feel obligated to put their hard-earned money towards my campaign for Assessor, I hope that I can earn their support after reviewing my candidacy. I have not received any contributions as of this questionnaire. Should I be approached by individuals or groups of a questionable nature, I absolutely would refuse a potential contribution. I believe the Assessor's Office should be run by the people and for the people of Alameda County.

3) What endorsements have you received thus far?

Tom Breen - Commissioner of the Mission Valley Athletic League (MVAL)

Paul Campana - President of the Mission Valley Football Officials Association (MVFOA)

Debbie Keesis - President of Centerville National Little League (CNLL)

Glenn D. King - Managing Broker, JD Sterling International Real Estate Company

Keith Balch - Certified Residential Appraiser, The Alpha Valuation Group

Rich Fierro - Trustee Teamsters Local 70

Jeffrey Feeney - Commercial Real Estate Agent, Coldwell Banker

Sam Nawar - Real Estate Broker, Union City, CA.

4) Why are you running? What do you believe are the main priorities for the County Assessor's?

I am running for the Office of Assessor to keep a true real estate professional responsible for all appraisal and assessment activity that takes place in Alameda County. I am the only candidate that holds an appraisal license issued by the State of California. I am a Certified General Appraiser with the Bureau of Real Estate Appraisers in the State of California. It is the highest designation listed by the State for licensed appraisers.

The main priorities of the Assessor's Office are:

*Transparency in all assessments of taxable property for the public to better understand why and how their property was assessed.

*Work with local city governments to maximize the flow of information between the cities of Alameda County and the Assessor's office. This in turn will help to provide more tax dollars to schools and other services provided by Alameda County to the public.

*Provide more education for all appraisers and managerial staff within the Assessor's office to better serve the public.

*Establish a working environment between labor and management that brings about a team effort in providing top notch service for property owners throughout Alameda County.

*Digitize information within our system to better help work flow and accessibility for the public.

*Track the trends of the local Real Estate market. Looking for signs of a downturn in the market for all types of property. A downturn would trigger an immediate review of all recently transferred property. This would keep an accurate measure of the assessed value and in turn save Alameda County property taxpayers hundreds to thousands of dollars.

*Work in conjunction with the Alameda County Board of Supervisors. Building a bond of trust and reliability with each supervisor. Learning from their experiences with the past Assessor's of Alameda County. Gaining an insight into their expectations for myself and the office of the Assessor.

5) How would you assess the current incumbent's job performance? Please cite specific strengths and/or weaknesses.

The current assessor, Ron Thomson, has done a tremendous job during his tenure with Alameda County. His leadership skills have paved the way for our Office to move into the future. I have nothing but the utmost respect for Ron Thomson and the work he has accomplished.

6) Please tell us three suggestions you would make to the Board of Supervisors that would make the Assessor's Office more helpful to the people of Alameda County. (These could relate to economic efficiencies or other topics of your choice.)

1) Help our Office by contacting the cities in their jurisdictions and having them provide all plans in a timely manner so we may more efficiently tackle new construction projects.

2) Advocate with me to support an increase in the homeowner's exemption to give some needed tax relief to the residential homeowners of Alameda County.

3) Create a stipend for management employees to attend appraisal education classes and increase their knowledge to better help the public. There is currently no stipend. Management employees need to pay for their education out of their own pockets.

4) Help me develop an internship or apprenticeship type of program for local youth, There is a tremendous need for qualified appraisers, as well as great opportunity to start a career and serve the public.

7) Because of long-standing structural budget problems at the state and local levels, some people are advocating California's adoption of "split-roll" taxes on real property (maintaining "Proposition 13" rules for owner-occupied residences while increasing taxes on commercial

property). Would you support or oppose such a change? Do you anticipate any practical difficulties to implementing such a change?

At this point in time I oppose a "split-roll" tax system. I believe it would have adverse effects for the economy and consumers. It would increase costs for businesses due to higher property taxes, which would result in higher product prices, reduction in employees' salaries, and a reduction in overall economic activity. In addition, the increased business costs would be passed down to consumers, making the cost of living for families and individuals like you and I higher and more obtrusive.

I believe it would hurt many small businesses because their lease costs would increase with higher property taxes. Lease payments on commercial buildings, shopping centers, and business parks would increase to reflect increased property taxes, as most commercial leases allow for such increases. Smaller businesses would be less able to absorb a sudden rent increase due to reassessment, and many would have to reduce their number of employees or close down completely.

It would increase revenue volatility. A "split roll" based on the market value of real property would increase volatility in property tax revenue, as revenue would be directly impacted by the fluctuation of property values from year to year. Proposition 13 stabilizes the flow of property tax revenue by locking in acquisition values and allowing these values to increase slowly from year to year. If taxes on locally assessed real property were based on market values, local government would not be able to absorb the enormity of the losses during downturns.

8) Concretely and specifically, how will you make yourself available to those who elect you? That is, how can we participate in holding you accountable if you are elected?

I would continue to maintain an open-door policy for the public. All records and valuations would be at the property owner's disposal. We would assist the public in filling out the Changed for Assessment application that begins the appeal process.

9) What is your political party affiliation and how committed are you to that affiliation?

My political party affiliation is Democrat. I am pro-labor and would work to establish a working environment between labor and management that brings about a team effort in providing top-notch service for property owners throughout Alameda County.

10) Anything you would like to add?

My mission is to provide excellent public service through complete, accurate, and timely assessments of all property subject to taxation. I have the credentials and experience to keep the Assessor's Office on the right track. I will work effectively with the Office to improve operations and assure compliance. I am the only State Licensed Certified General Appraiser on the ballot. Thank you for your consideration.